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IMPACT ASSESSMENT STATEMENT FORM

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following **(Note: N/A is an insufficient comment, if N/A an explanation must be included):**

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses? ***The location is suitable due to the existing vested entitlements within Poinciana Village 3 Neighborhood 5N, which are designated for Multi-Family Low Density. We are proposing a commercial use that is intended to serve the needs of the existing neighborhood, thereby aligning with the established development framework.***

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses? ***There are no incompatibilities with adjacent uses. The subject site is currently vacant, with existing vested entitlements in Poinciana Village 3 Neighborhood 5N for Multi-Family Low Density. The proposed commercial use is intended to complement the existing neighborhood, ensuring compatibility with the surrounding area.***

3. How will the request influence future development of the area? ***The surrounding area is a preserved wetland and existing single-family homes.***

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned, and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed1 methodology and calculations.

   Average Daily Trips
   125,338sf Self Storage Facility @ 1.51 /1,000sf=
   Total ADT: 189

PM Peak Hours
125,338sf Self Storage Facility @ 0.17 /1,000sf =
Total PM Peak Hour Trips: 21

Average Daily Trips
13,500sf Office/Retail Space @ 3.71 /1,000sf=
Total ADT: 50
PM Peak Hours
13,500sf Office/Retail Space @ 3.81 /1,000sf =
Total PM Peak Hour Trips: 51

****Source: Trip generation analysis based on ITE Trip Generation Manual, 11th Edition***

2. What modifications to the present transportation system will be required as a result of the proposed development? ***This is subject to our TIA that has not been completed at this time.***

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code? ***Additional On-Street Parking Required for Retail Spaces @ 1 space per 250sf, Office Space per 300sf, and Self Storage Facility 1 space per 100 units***

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)? ***Palmetto Street and Marigold Avenue***

   NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for "Infrastructure Impacts" items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPO) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC)
   Effluent Water Demand Projection:
   125,338sf Self Storage Facility @ 12.5gpd/1,000sf = 1,567 gpd

   Effluent Water Demand Projection:
   13,500sf Office/Retail Space @ 0.10gpd /1,000sf = 1.35 gpd

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage? ***TBD***

3. If offsite treatment, who is the service provider? ***Toho Water Authority***

4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code) ***TBD at future date with engineering plans.***

5. What is the provider's general capacity at the time of application? ***TBD at future date with engineering plans.***

6. What is the anticipated date of connection? ***TBD at future date with engineering plans.***

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)? ***TBD at future date with engineering plans.***

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider? ***Toho Water Authority***

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

   Effluent Water Demand Projection:

   125,338sf Self Storage Facility @ 12.5gpd/1,000sf = 1,567 gpd

   Effluent Water Demand Projection:

   13,500sf Office/Retail Space @ 0.10gpd /1,000sf = 1.35 gpd

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? ***TBD at future date with engineering plans.***

4. Who is the service provider? ***Toho Water Authority***

5. What is the anticipated date of connection? ***TBD at future date with engineering plans.***

6. What is the provider's general capacity at the time of application? ***TBD at future date with engineering plans.***

7. Is there an existing well on the property(ies)?
   YES: _____ What type: _____

   Permit Capacity: _____

   NO: _____***X***_____

   Location: _____

   Water Use Permit #: _____

   Constructed prior to Water Management District Permitting: YES _____ NO _____

   Type of Use: _____AG _____Public _____Industrial or Commercial

_____ Recreation or Aesthetic _____Mining

Permitted Daily Capacity: _____

Average Peak Monthly Withdrawal Rate: _____

Location: _____

Casing Diameter: _____

Mainline Diameter: _____

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues); ***The proposed development will have two (2) separate stormwater management ponds. Drainage patterns, basin characteristics, and flood hazards will be determined on a future date with engineering plans.***

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project? ***TBD at future date with engineering plans.***

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties. ***An environmental study has not been completed yet and will be completed in accordance with LDC.***

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site. ***See Exhibit H provided herein.***

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and; ***TBD at future date with engineering plans.***

4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts). ***No Airport Buffer Zones located on subject site.***

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. ***See Exhibit G provided herein.***

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation: ***No parks or recreation proposal on the commercial site.***

2. Educational Facilities (e.g., preschool, elementary, middle school, high school):
   Little Treasure Day Car: 1.9 +/- miles
   Palmetto Elementary School: 1.2 +/- miles
   Discovery Intermediate School: 6.1 +/- miles
   Haines City High School: 12.8 +/- miles

3. Health Care (e.g., emergency, hospital):
   HCA Florida Poinciana Hospital: 2.9 +/- miles

4. Fire Protection:
   Haines City Fire Department: 12.9 +/- miles

5. Police Protection and Security:
   Haines City Police Department: 14.9 +/- miles

6. Emergency Medical Services (EMS):
   HCA Florida Poinciana Hospital: 2.9 +/- miles

7. Solid Waste (collection and waste generation): and
   Polk County

8. How may this request contribute to neighborhood needs?
   Providing additional support commercial to existing community.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall 8 1/2" x 11" and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features:

Map B: Map depicting the site boundary (properties included in the request):

Map C: A site plan consistent with Site Plan Standards 2 (multiple sheets may be used). In addition to the required number of copies please include an 8½" x 11" copy. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.